

**Riverton City**  
**REGULAR CITY COUNCIL MEETING**  
**Minutes**  
**July 1, 2014**

**Riverton City Hall**  
**12830 South 1700 West**  
**Riverton, Utah 84065**

---

**Attendance:**

Mayor William R. Applegarth

**Council Members:**

Council Member Brent Johnson  
Council Member Trent Staggs  
Council Member Sheldon Stewart  
Council Member Paul Wayman

**City Staff:**

Jeff Hawker, Asst. City Manager  
Virginia Loader, Recorder  
Casey Taylor, Asst. City Attorney  
Andrew Aagard, Planner  
Sheril Garn, Parks & Recreation Director  
Lisa Dudley, Finance Director  
Trace Robinson, Public Works Director  
Rod Norton, UPD Chief, Riverton Precinct  
Erik Sandstrom, UFA Asst. Chief

**Citizens:** Michael S. Johnson, Wyoma Darlington, David A. Kelch, Beth Kunz, Chase Kunz, Brad Markus, Susie Markus, Delmas & Julie Johnson, Corbin White, Ralph & Jan Hathaway, Mike & Valerie Fleenor, Paul Sharp, Tish Buroker, Edward Staley, Russell Crockett, Adele Dorsey, Joann Courville, Richard Dorsey, Paul Kafer, Tricia Tingey, Shane Johansen, Jennifer Chamberlain, Sanya Payne, Angelina Atkinson, Adam Kelsch, Emily Kelsch, Diane Robison, Bruce Hunter, Marvin Dorius, Cecile Page Gwen Page, Greg, Bilbao, Jay Barnson, Joseph Candelaria, Liz Mandujano, Julie Barnson, Richard N. Cannon, Kevin Critchlow, Nick Bauman, Jamie Nelson, Aron Brown, Jami & Kevin Laveny, Patsy Kelsch, Cameron Sullivan, Gayle Roberts, Dan Roberts, Jana Brown, Phil Staggs, Steve & MaryAnn Pollock, J. Lynn Crane, Norma Bench, Nathan & Evan Brown, Tarrence Warenski, Wyatt & Lana Duel

**1. GENERAL BUSINESS**

**Call to Order and Roll Call**

[6:28:46 PM](#) Mayor Applegarth called the meeting to order at 6:30 p.m. and welcomed those in attendance. He then conducted a Roll Call and Council Members Staggs, Stewart, and Wayman were present. Council Member Brent Johnson arrived later in the meeting.

**Pledge of Allegiance** – Asst. City Manager Jeff Hawker directed the Pledge of Allegiance.

**Presentations/Reports**

**Recognition of Boy Scout Troops**

[6:30:20 PM](#) Mayor Applegarth recognized a Boy Scout in attendance.

### **Presentation Honoring Council Member Roy Tingey**

[6:31:20 PM](#) Mayor Applegarth spoke of the accomplishments, goodness, example and dedication of former Council Member Roy Tingey, who died in June 2014. He then presented a flag and a nameplate to his wife Patricia Tingey in Councilman Tingey's honor.

### **Public Comments**

[6:36:00 PM](#) Mayor Applegarth explained the public comment procedure and called for public comments.

[6:37:35 PM](#) Corbin White, Jordan School Board, presented a resolution wherein Jordan School District opposed the proposal from South Jordan City to create a separate school district within South Jordan City's boundaries. He then said his term on the Jordan School Board would be ending at the end of the year and he thanked Riverton City for their support during his term.

[6:38:59 PM](#) Unidentified - asked if the City of Riverton had thought of joining with South Jordan City to form their own school district.

[6:40:51 PM](#) Lynn Crane, Jordan School Board, said he hoped Riverton City would make public the resolution from the Jordan School District. He said he was an advocate of public schools and he felt that keeping all the schools in the Jordan School District in one district would be for the betterment of the students and the residents and he strongly supported the cities in the Jordan School District remaining united.

There were no further comments and Mayor Applegarth closed the Public Comment period.

[6:41:13 PM](#) Council Member Brent Johnson arrived at 6:41 p.m.

## **2. PUBLIC HEARINGS**

Mayor Applegarth then said that he was removing Agenda Items 2.1 and the application for an ordinance to increase the zoning to RM-25-D, which allows a maximum 25 units per acre for the Riverton City Downtown Area. He said he did not feel it was appropriate to have that zone at that location. He said he had talked with the applicant and he had withdrawn his application; therefore, the two public hearings were no longer necessary. He said the applicant or any other applicant has the right to apply for a rezone of that property at any time, but the request for the rezone listed had been withdrawn.

- 1. Public Hearing – Regarding proposed RM-25-D Zone, allowing multifamily development at a maximum density of 25 units per acre in the Downtown area – Riverton** – *Continued from RCCM 06-17-14*  
**Ordinance No. 14-11 – Ordinance Amendment, Adopting Section 18-58, RM-25-D, A Multi-Family Residential Zone allowing a maximum 25 units per acre for the Riverton City Downtown Area**

2. **Public Hearing** – Regarding a proposed rezone of 9.65 acres located at approximately 2053 West 12600 South from Commercial Downtown to RM-25-D, allowing multifamily development at a maximum density of 25 units per acre – Riverton Center, LC - *Continued from RCCM 06-17-14*

**Ordinance No. 14-12 – Ordinance Amendment, Adopting Section 18-58, RM-25-D, A Multi-Family Residential Zone allowing a maximum 25 units per acre for the Riverton City Downtown Area**

[6:45:17 PM](#) Council Member Brent Johnson thanked the residents for their input, their diplomacy and for their involvement in City government.

[6:49:00 PM](#) Council Member Sheldon Stewart also expressed his appreciation for the input he received and for the manner in which the residents conducted themselves regarding the issue.

[6:49:36 PM](#) Council Member Trent Staggs said he was impressed with the engagement of the residents of Riverton regarding the proposed rezone. He then explained the need for economic development in the downtown area and briefly explained a process that was included in the City's 2014 Strategic Plan for economic development.

[6:51:25 PM](#) Council Member Paul Wayman thanked the public for their involvement and said he would like to see their energy continue with suggestions for developing a downtown business district.

## 2. Water Rate Study/Survey

[6:53:21 PM](#) Lisa Dudley, Finance Director, presented a Water User Rate Study prepared by Matt Millis of Zions Bank which presented the following information:

“Culinary water rate increases have been modeled to start on January 1, 2015 and continue to increase on July 1st of each following year. User rates will need to increase by approximately 65% in FY 2105, the year that the additional water is taken from JVWCD. The typical bill for culinary water users using less than 10,000 gallons per month is currently \$21.32 which is the City's monthly culinary water base fee. The required FY 2015 rate change would increase the culinary bill by \$13.86 to \$35.18 per month.”

Mayor Applegarth said that the Riverton City Attorney and City Recorder would present alternatives for a water rate change to be taken to a vote of the Riverton residents.

## 3. DISCUSSION/ACTION ITEMS

### 1. Commercial Site Plan Approval, Holy Trinity Lutheran Church and School, Located at 13249 South Redwood Road, RR-22 Zoe, Kevin Andrews Representing the Holy Trinity Lutheran Church, Applicant

[6:54:11 PM](#) Andrew Aagard, Planner, explained that the Holy Trinity Lutheran Church submitted an application requesting site plan approval for a church meeting house and school to be located at 13249 South Redwood Road. He said the property was zoned RR-22 (Rural

Residential ½ acre lots) as are all of the surrounding properties and the predominant use of the surrounding properties was residential with some agriculture.

Mr. Aagard said the parcel was 3.42 acres and was very deep extending east from a narrow connection at Redwood then opening up into a much wider and more useable parcel. He said the proposed layout of the site had the narrower portion being used as parking and access with the church and school located just east where the property begins to widen. He also explained that south of the proposed building is a vehicle turn-around and child drop-off and pick-up area with some additional parking areas.

Mr. Aagard said that on June 12, 2014, the Planning Commission voted to recommend approval of the application with the following conditions:

1. Storm drainage systems and accommodation comply with Riverton City standards and ordinances, and with the recommendations of the Riverton City Engineering Division.
2. An interim storm drainage and erosion control plan and an access management plan be approved by the City prior to any construction or grading on the site.
3. The site and structures comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
4. Lighting, both on the building and in the site shall be designed and installed to minimize impacts to the surrounding properties.
5. Obtain and maintain a UDOT access permit for access to 12600 South.
6. Install 6' solid fencing able to withstand impacts from large animals around the entire perimeter of the property.

[6:59:03 PM](#) Discussion was held regarding types of fencing, particularly fencing able to withstand impacts from large animals.

[6:59:40 PM](#) The developer spoke and explained that the proposed fencing for his project was not solid masonry but it was large animal resistant.

[7:04:13 PM](#) Following brief discussion, Asst. City Attorney Casey Taylor cited the following ordinance:

**18.25.080 Fencing between noncompatible zones.**

All properties adjacent to or abutting zones which are not rural residential or agricultural in nature shall install fencing of sufficient quality, able to withstand an impact from large animals. Fencing may also be required by the planning commission or city council for other potential noncompatible uses.

[7:04:56 PM](#) Council Member Sheldon Stewart **MOVED to approve the Holy Trinity Lutheran Church and School Commercial Final Site Plan, application number PL-14-8003, located at 13249 South Redwood Road, with the conditions outlined in the Staff Report, which does call for solid masonry fencing on the perimeter.** Council Member Brent Johnson **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being

none, he called for a Roll Call Vote. The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, and Wayman-Yes. **The motion passed unanimously.**

[7:06:14 PM](#) Council Member Sheldon Stewart requested, with all Councilmembers concurring, that Staff bring back a modified ordinance that clearly specifies solid masonry fencing in the above mentioned scenario.

[7:07:36 PM](#) Council Member Trent Staggs spoke of the Water Rate Study that was presented earlier. He said it was his understanding that the will of the Council was to explore other price pointing options, i.e. a zero base with no gallon minimum above that.

[7:09:34 PM](#) Following discussion, Lisa Dudley said it was her understanding that the water rate study was to determine the cost of Jordan Valley Water Conservancy District supplying Riverton City's water immediately using the current rate structure.

Mayor Applegarth said the City would move forward with a bid to include the other pricing structure as discussed.

#### **4. CONSENT AGENDA**

[7:05:59 PM](#) Mayor Applegarth presented the following Consent Agenda:

1. **Minutes:** RCCM 06-17-14
2. **Bond Releases:** N/A
3. **Resolution No. 14-40** - Authorizing the Mayor to execute an agreement with the Mascaro Family Partnership for the acquisition of approximately 1.69 acres of land at 4150 West 12600 South
4. **Resolution No. 14-39** – Ratifying the PO Contract issued to Salt Lake Excavating for the extra work done in the Manchester Fields Development

[7:14:07 PM](#) Council Member Paul Wayman **MOVED the City Council approve the Consent Agenda as listed.** Council Sheldon Stewart **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being none, he called for a Roll Call Vote. The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, and Wayman-Yes. **The motion passed unanimously.**

#### **5. STAFF REPORTS**

1. **Asst. City Manager Jeff Hawker** – No Staff Reports.
2. **Safety Training** – No report

#### **6. ELECTED OFFICIAL REPORTS**

**Mayor Bill Applegarth** – presented nominations for the following appointments that were previously filled by Council Member Roy Tingey: [7:14:45 PM](#)

**Resolution No. 14-41 - Appointing a City Representative to the South Salt Lake Valley Mosquito Abatement District Board of Trustees**

Council Member Sheldon Stewart **MOVED** the City Council approve **Resolution No. 14-41 - Appointing Paul Wayman to the South Salt Lake Valley Mosquito Abatement District Board of Trustees**. Council Member Brent Johnson **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being none, he called for a Roll Call Vote. The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, and Wayman-Yes. The motion passed unanimously.

**Resolution No. 14-42 – Appointing a City Representative to the Salt Lake Valley Fire Special Service District and Unified Fire Authority Boards**

Council Member Paul Wayman **MOVED** the City Council approve **Resolution No. 14-41 - Appointing Sheldon Stewart to the Salt Lake Valley Fire Special Service District and Unified Fire Authority Boards**. Council Member Brent Johnson **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being none, he called for a Roll Call Vote. The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, and Wayman-Yes. The motion passed unanimously.

**Resolution No. 14-43 – Appointing a Mayor Pro Tempore**

Council Member Paul Wayman **MOVED** the City Council approve **Resolution No. 14-41 - Appointing Sheldon Stewart as Mayor Pro Tempore**. Council Member Trent Staggs **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being none, he called for a Roll Call Vote. The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, and Wayman-Yes. The motion passed unanimously.

**Council Member Brent Johnson** –[7:18:15 PM](#) said that he was looking forward to the upcoming Riverton Town Days Events. He thanked Staff for their efforts in providing the celebration. He spoke of the progress of the new Main Park and the Riverton Rodeo and its success at the new rodeo grounds.

**Council Member Trent Staggs** –[7:22:02 PM](#) thanked Mayor Applegarth for his work on a fencing issue and he informed Chief Norton of a speeding problem on McDougal Street. He spoke of 1900 West 11800 South Street and said he would work with Trace Robison to address needed repairs on that street.

**Council Member Sheldon Stewart** –[7:25:04 PM](#) said that Council Member Roy Tingey was very instrumental in the completion of 13400 South; and, with his passing, Mr. Stewart recommended that 13400 South Street be named “Roy Tingey Parkway”. The Council concurred and Mayor Applegarth instructed staff to explore the naming of 13400 South to 5600 West with both names on it and bring it back if necessary. He also recommended that a special event be planned for the naming of the street.

**Council Member Paul Wayman** –[7:28:46 PM](#) reported on the 150<sup>th</sup> Celebration Cookbook project that is in place to celebrate 150 years of culinary heritage. He said he would have a booth at the park on the 4<sup>th</sup> of July Town Days Celebration.

## 7. UPCOMING MEETINGS

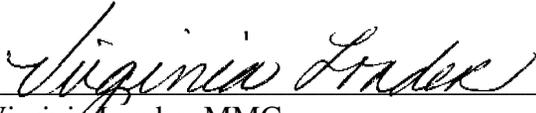
7:30:32 PM Mayor Applegarth reviewed the following upcoming meetings:

1. July 15, 2014 – Regular City Council Meeting – 6:30 p.m.
2. August 5, 2014 - Regular City Council Meeting – 6:30 p.m.
3. August 19, 2014 - Regular City Council Meeting – 6:30 p.m.
4. August 26, 2014 - Work Session – 6:30 p.m.

Mayor Applegarth reported on his condition and that he has pneumonia and will be not attending many of the upcoming events.

## 9. ADJOURN

7:36:35 PM Council Member Sheldon Stewart **MOVED to adjourn the City Council Meeting.** Council Member Trent Staggs **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being none, he called for a vote. The vote was as follows: Council Member Johnson-Yes, Staggs-Yes, Stewart-Yes, and Wayman-Yes. **The motion passed unanimously.** Mayor Applegarth declared the meeting adjourned at 7:36 p.m.

  
Virginia Loader, MMC  
Recorder

Approved: CC 07-15-14